

MINUTES

REGULAR MEETING

WATER POLLUTION CONTROL AUTHORITY

December 4, 2014

PRESENT:

Director, Guy Russo

Assistant Director, Robert Young

Chief Engineer, Joseph Fazzino

Vice Chairman, Scott Bishel

Councilmatic Representative, David Bauer

Councilmatic Representative, Hope Kasper

Commissioner Jack Pieper

Commissioner Emanuel DiMauro

I. Open Meeting (started at 7:00pm)

1. Public Hearing

Tim Brooks of Walnut Street was present regarding a billing dispute because his bill was higher than usual. Mr. Brooks indicated that he had called our Sewer Department asking to have his meter rechecked but basically his 6-month bill was 384,000 gallons used at this property. Mr. Brooks has lived at this property for 15 years and moved out for a period of time but then moved back in the past year and a half. He moved out in April and from April until now he had gone into the home and had it remodeled and then questioned how he could have used that much water on this property during this period of time. Mr. Brooks stated that he had no water leaks then he asked for our department to come out thinking he had a bad meter and all the information that came back on his meter was noted that everything was ok. He's questioning how he could have used that much water and if so why he didn't hear any water running through his home. Mr. Brooks was told that he could possibly have a toilet that is leaking and not hear it. Mr. Brooks is looking for some help on what can be done with this situation. Director Russo then indicated that he asked Mr. Brooks to be present at the WPCA meeting tonight and that there is the Good Will Adjustment clause and that he had lived in the house and remodeled it and now rents it so it is rental property for the last 6 weeks so the question is in fairness since the bill does not show the rental property as of yet. That is when Director Russo indicated about giving him a Good Will Adjustment but wanted approval from the WPCA first. Mr. Brook's bill has come down tremendously since he has made adjustments to toilets and stuff in the house. The WPCA is an agreement for a Good Will Adjustment for Mr. Brooks and Director Russo will speak with Accounts Supervisor Jerome Bruton and handle it on their end.

Vice Chairman Bishel then closed the public portion of the meeting since no one else was present from the public.

II. Reports, Minutes and Correspondence

1. Minutes of Regular Meeting of October 2, 2014

A motion as made by Councilmatic Representative Kasper and seconded by Councilmatic Representative Bauer to approve the Minutes of Regular Meeting of October 2, 2014. Motion was approved unanimously.

2. Letter from Mr. Giantonio, 114 Forest Street This letter was for informational purposes only.

3. Letter to Ms. Faraci, Tradewinds Laundry, 749 Saybrook Rd This letter was for informational purposes only.

4. Memo to Mayor & Finance Director Erlacher, Re: Dam Inspection This memo was for informational purposes only

5. Memo to Purchasing Supervisor Donna Imme, Re: Tata & Howard This memo was for informational purposes only.

6. Drafted Memo re: 2015 Upcoming Dates for WPCA Meetings

A motion was made by Councilmatic Representative Bauer and seconded by Councilmatic Representative Kasper to accept the proposed calendar of regular meetings of the WPCA 2015 with the exception that we strike July 2, 2015 date and strike August 6, 2015 and insert/replacing it with a July 23, 2015 meeting date. Motion was approved unanimously.

III. Transfers/Fund Updates

1. Monthly Fund Balance Report-October & November

These reports were for informational purposes only.

IV. Old Business

1. Durham Water Update

Director Russo indicated that the 90% design drawings and specifications just came in. Engineering Department has not had a chance to go over them yet. Director Russo further indicated that he has to do a quick claim acquisition on the tank site and finish up the bulk water contract. Director Russo stated that the public information session next week in Durham and Director Russo is attending that meeting. Director Russo further stated that he is still talking to homeowners who still want to keep their wells. Councilmatic Representative Bauer asked that Director Russo supply him with the addresses and dates of the people Director Russo has spoken to about this situation and he will keep all WPCA members updated.

2. Mattabassett Update

Director Russo indicated that if you go to DeKoven Drive you can see the 30-inch ductile pipe going in the ground. Director Russo further stated that the road will be closed from the back of the movie theater sometime at the beginning of the year. The company is half way through installing the second rem for this pipe but have to install one more. Director Russo indicated around the 17th or 20th of December to pull the pipe, the ramp will be closed for about 10 days from the 16th to the 27th. There will be signage out to direct traffic.

Director Russo then spoke about the next pilot hole being put in the ground after the first of the year and Director Russo will try to setup a Tuesday tour so that any members of the WPCA can attend. The tour will be around 1:30pm in the afternoon for about an hour and a half so they can see what is going on with the drill operation.

Director Russo then spoke about Mattabassett and that the bid date for the pump station was set back to January 27, 2014 and the mandatory pre-bid was dropped as well.

3. Kleen Energy-Update

Director Russo has nothing further to report on this matter. There were some further discussions on this matter.

V. New Business

1. 344 Barbara Road, Mdtwn-Good Will Adjustment

Director Russo indicated that there were two more Good Will Adjustment letters beside 344 Barbara Road that he wanted to add to the WPCA Agenda, (1) being from Jim McAuliffe and the (2) from Clayton Hewitt and had a brief discussion since they both required no action. These letters were for informational purposes only.

Director Russo indicated that Mr. McAuliffe has sewer only and he has a well, however, he is subject to a estimation on sewer only and will be paying \$151. Director Russo

indicated that sewer only is based on an usage of the home. Director Russo stated that if the WPCA wants him to respond to Mr. McAuliffe he will do so but Mr. McAuliffe will have to follow the estimated policy. WPCA were in agreement.

Director Russo then indicated that the next letter from Mr. Clayton Hewitt stated that he sent Meter Technician, Michael Trevisan, to check the meter and found a leak since he has had a couple of high bills. Meter Technician, Michael Trevisan, was able to resolve this matter. Director Russo will handle this issue with his administrative staff since there is no action needed on this matter.

2. Safe Home Securities

Tom Marano from Planning, Conservation and Development was looking for a \$100,000.00 investment from the Water Fund to help support this resolution. Safe Home Security spoke about the basics of why they are seeking to relocate from Cromwell to Middletown bringing 280 jobs with the anticipation of increasing the number of employees to 400 by 2020. A resolution is attached below for reference that has gone to Common Council for their approval but they are still looking for support from the WPCA. There were some further discussions on this issue.

RESOLUTION

WHEREAS, Safe Home Security (SHS) is seeking to relocate from Cromwell to Middletown bringing 280 jobs with the anticipation of increasing the number of employees to 400 by 2020; and,

WHEREAS, SHS has identified a site in the Interstate Trade Zone on Middle Street known as Map 01 Lots 0076 and 0077; and,

WHEREAS, NADEKA, LLC (NADEKA) will construct the building for SHS; and,

WHEREAS, this property has no water and sewer available in the street; and,

WHEREAS, extending water and sewer infrastructure to the property will cost approximately \$225,000; and,

WHEREAS, extending water and sewer infrastructure to the property will make development more feasible on five other industrially zone properties; and,

WHEREAS, the property has 15 acres adjacent to City open space, situated within a greenway open space corridor in the City's Plan of Conservation and Development; and,

WHEREAS, at the November 17, 2014 special meeting of the Economic Development Committee (EDC) the Committee voted to recommend a 4 year partial tax abatement incentive, capping the building fee at \$20,000, acquiring of approximately 15 acres of open space for \$45,000 and assisting the extension of water infrastructure with a grant of \$100,000 all to NADEKA.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN: the Mayor shall be authorized to effect a 4-year partial tax

abatement as described above are approved pursuant to Section 272-9(G) of the Middletown Code of Ordinances for real property improvements located at Middle Street, lots 01-0076 and 01-0077; and,

BE IT FURTHER RESOLVED; That the Mayor shall be authorized to cap the building permit fee at \$20,000 for real property improvements located at Middle Street, lots 01-0076 and 01-0077 pursuant to Section 272-9(H) of the Middletown Code of Ordinances; and,

BE IT FURTHER RESOLVED; That the Mayor shall be authorized to execute an agreement to purchase approximately 15 acres for open space in the amount of \$45,000; and,

BE IT FURTHER RESOLVED; That the Mayor shall be authorized to reimburse NADEKA up to \$100,000 from the Water Fund Balance upon NADEKA's receiving a Certificate of Occupancy from the City of Middletown and execute any documentation to assist in the extension of water infrastructure, pursuant to Section 272-9(H) of the Middletown Code of Ordinances upon; and,

BE IT FURTHER RESOLVED; The tax abatements, water infrastructure grant, and open space acquisition shall be executed after issuance of a final Certificate of Occupancy and the extension of sewer infrastructure from Berlin.

Submitted by: Councilman Gerald Daley
 Michiel Wackers, Director Planning, Conservation and Development

Status:
by Common Council, City of Middletown
at its meeting held on:

FISCAL IMPACT: The cost benefit analysis is detailed in the report provided to the Council. In summary, this project will add over \$3 million in new taxable value to the grand list.

The costs are a combination of actual costs and opportunity costs. The actual costs to the City are \$145,000. \$45,000 from the general fund in open space acquisition costs and \$100,000 grant from the general fund for water and sewer infrastructure improvements. The opportunity costs include the tax abatement and waived building permit fees. These costs exist only as part of an incentive to attract a new business to Middletown and have a \$5 million construction project.

The direct benefits in revenue to the City of Middletown are detailed in the report provided. In summary:

- The City collects \$18,614 in taxes without this development. In year 1, the City collects \$40,930 in taxes and building permit fees.
- When the tax abatement has expired, the City will collect approximately \$83,000 in property taxes.
- The City will recoup its investment by year 6, but has positive cash flow in year 3.

The indirect benefits include increased taxable personal property, increased job opportunities for Middletown residents, and five additional properties have will have water and sewer infrastructure available to support future development

A motion was made by Concilmatic Representative Bauer and seconded by Councilmatic Representative Kasper to have the director contact any and all providers of water in Berlin to explore the possibility of Middletown's water system to increase and improved relation with the Town of Berlin and report back to the WPCA with some of the engineering and economic possibilities, thereof. Motion was approved unanimously.

VI. Staff Reports

Deputy Director Young went into further details about his staff reports for August and October with the WPCA. There were some further discussions about the projects that were listed on Deputy Director Young's reports. These reports were for informational purposes only.

Then Chief Engineer Fazzino went into further discussions about his October staff report, which lists the projects that are currently on-going. This report was for informational purposes only.

VII. Adjournment

There being no further business, a motion was made by Councilmatic Representative Kasper and seconded by Councilmatic Representative Bauer to adjourn the meeting. Motion was approved. The meeting adjourned at 8:45p.m.

Respectfully submitted:_____

**Guy P. Russo
Director of Water and Sewer Department/
Acting Secretary for the W.P.C.A.**